



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Application No. **PP 2021 - 01**

APPLICANT & PROPERTY OWNER INFORMATION

NAME Applicant: Circle Assets, LLC
STREET 291 Main Street, Suite 8 CITY/TOWN Northborough
STATE MA ZIP 01532 TELEPHONE 508-393-3784
NAME OF PROPERTY OWNER (if different) See Attached list of owners and Deed References
Deed recorded in the Worcester District Registry of Deeds Book _____ Page _____

CONTACT INFORMATION

NAME Same as Applicant
STREET _____ CITY/TOWN _____
STATE _____ ZIP _____ TELEPHONE _____

PROJECT LOCATION:

STREET AND NUMBER 124 R. North Street, 73 R. Old Worcester Road, 4 R. Village Lane, 25 Magnolia Lane.
ZONING DISTRICT R40 ASSESSOR'S MAP 30 LOT #(S) 26A, 250
39 3 & 4A

PROJECT/PLAN INFORMATION:

PLAN TITLE Preliminary Plan of North Street Subdivision PLAN DATED: May 28, 2021
PREPARED BY (Engineer) Connorstone Engineering, Inc.
STREET 10 Southwest Cutoff CITY/TOWN Northborough
STATE MA ZIP 01532 TELEPHONE 508-393-9727

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a **PRELIMINARY** plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from See attached deeds

by deed dated _____ and recorded in the Worcester District Registry of Deeds Book _____, Page _____ registered in the _____ Registry District of Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following: _____

The undersigned hereby applies for the approval of said **PRELIMINARY** plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature [Signature] Date: 7/12/2021
Property Owner's Signature (if not Applicant) Victoria Chimeno, Trustee Date: 7/12/21
Victoria Chimeno, Trustee
Marybeth Realty Trust



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Scott Gubbard, Circle Assets, LLC
Petitioner Name

291 Main St. Suite 8
Petitioner Address

Northboro, MA 01532
City, State, Zip

508-525-0726
Phone

Magnolia Farms Association Trust
Property Owner / Company Name

Map 30-250 25 Magnolia Ln.
Property Address

Grafton, MA
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Christine Archive
Treasurer / Collector Name (please print)

C. Archive
Treasurer / Collector Signature

6/10/21
Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Scott Gaudard, Circle Assets, LLC
Petitioner Name

291 Main St. - Suite 8
Petitioner Address

Northborough, MA 01532
City, State, Zip

508-525-0726
Phone

Marybeth Realty Trust
Property Owner / Company Name

Map 30-26A
Property Address

Grafton, MA
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Christine Achue
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

6/10/21
Date



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	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Scott Gaddard, Circle Assets, LLC
Petitioner Name

291 Main St, Suite 8
Petitioner Address

Northborough, MA 01531
City, State, Zip

508-525-0726
Phone

Same
Property Owner / Company Name

Map 39-4A 73 Rear old Wentborn Rd.
Property Address

Grafton, MA
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Christine Archive
Treasurer / Collector Name (please print)

Christine Archive
Treasurer / Collector Signature

6/10/21
Date



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	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Scott Goddard, Circle Assets, LLC
Petitioner Name

Same
Property Owner / Company Name

291 Main St, Suite 8
Petitioner Address

Map 39-3 124 North St. Perr
Property Address

Northboro, MA 01532
City, State, Zip

Grafton, MA
City, State, Zip

508-525-0726
Phone

Date:	Current	Delinquent	N/A
Real Estate	/		
Personal Property			/
Motor Vehicle Excise			/
Disposal			/
General Billing			/

Christine Archer
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

6/10/21
Date

9/8/2021

25 Magnolia Lane
Map 30 Lot 25

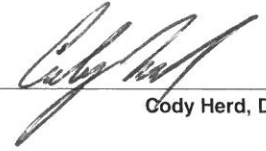


Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	ADDRESS 2	CITY	ST	ZIP	BK	PG
030.0-0000-0010.0	10 MAGNOLIA LANE	ROSSI CARIG	ROSSI MELISSA	10 MAGNOLIA LANE		N GRAFTON	MA	01536	40147	172
030.0-0000-0012.0	12 MAGNOLIA LANE	ALEXANDER JENNIFER	RAMAKRISHNAN ANAND	12 MAGNOLIA LANE		N GRAFTON	MA	01536	38188	248
030.0-0000-0014.0	14 MAGNOLIA LANE	CAMPISI JOSEPH S JR	CAMPISI AMY A	14 MAGNOLIA LANE		N GRAFTON	MA	01536	41737	141
030.0-0000-0016.0	16 MAGNOLIA LANE	CUMMINGS, NICHOLAS	CUMMINGS, ERIN	16 MAGNOLIA LANE		N GRAFTON	MA	01536	65764	166
030.0-0000-0018.0	18 MAGNOLIA LANE	JACKSON KEVIN P	JACKSON EMMA K	18 MAGNOLIA LANE		N GRAFTON	MA	01536	35702	239
030.0-0000-0026.0	4 VILLAGE LANE	MOHAMMED ASIM	BUKHARI MEHVEEN	4 POND COURT		CHERRY VALLEY	MA	01611	57601	373
030.0-0000-0026.A	4 REAR VILLAGE LANE #REAR	CHIMENO NICHOLAS J TRUSTEE	MARYBETH REALTY TRUST	134 WEST SPRUCE STREET		MILFORD	MA	01757	22261	264
030.0-0000-0200.0	20 MAGNOLIA LANE	MIELE, THOMAS J LIFE	MIELE THOMAS J TRUST	THOMAS J MIELE REVOCABLE TRUST	20 MAGNOLA LANE	N GRAFTON	MA	01536	65391	6
030.0-0000-0210.0	21 MAGNOLIA LANE	JONES CHRISTOPHER B		21 MAGNOLIA LANE		N GRAFTON	MA	01536	39948	176
030.0-0000-0230.0	23 MAGNOLIA LANE	CACCIAPOUTI RICHARD J & JESSICA P	23 MAGNOLIA LANE REALTY TRUST	23 MAGNOLIA LANE		N GRAFTON	MA	01536	48601	32
030.0-0000-0250.0	25 MAGNOLIA LANE	LABOUNTY DENNIS, CLOUGH HARRY & MAGNOLIA FARMS ASSOCIATION	TIP.O. BOX 163			N GRAFTON	MA	01536	49791	386
030.0-0000-0270.0	27 MAGNOLIA LANE	OSIT SHARI		27 MAGNOLIA LANE		N GRAFTON	MA	01536	45480	96
030.0-0000-0290.0	29 MAGNOLIA LANE	SETHI, NISHANT	SETH, PRIYANKA	29 MAGNOLIA LANE		N GRAFTON	MA	01536	60823	342
039.0-0000-0003.0	124 NORTH STREET REAR	CIRCLE ASSETS LLC		291 MAIN STREET, SUITE 8		NORTHBOROUGH	MA	01532	53822	331

9/8/2021

4 Rear Village Lane
Map 30 Lot 26.A



Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
030.0-0000-0014.0	14 MAGNOLIA LANE	CAMPISI JOSEPH S JR	CAMPISI AMY A	14 MAGNOLIA LANE	N GRAFTON	MA	01536	41737	141
030.0-0000-0016.0	16 MAGNOLIA LANE	CUMMINGS, NICHOLAS	CUMMINGS, ERIN	16 MAGNOLIA LANE	N GRAFTON	MA	01536	65764	166
030.0-0000-0018.0	18 MAGNOLIA LANE	JACKSON KEVIN P	JACKSON EMMA K	18 MAGNOLIA LANE	N GRAFTON	MA	01536	35702	239
030.0-0000-0019.0	19 MAGNOLIA LANE	LYVER MICHAEL J	LYVER LORI A	19 MAGNOLIA LANE	N GRAFTON	MA	01536	41166	17
030.0-0000-0022.0	23 STOCKWELL FARM ROAD	HEYN EILEEN M		23 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	23381	26
030.0-0000-0023.0	21 STOCKWELL FARM ROAD	PIDACKS LEE W	PIDACKS MARIA M	21 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	55832	384
030.0-0000-0024.0	17 STOCKWELL FARM ROAD	JOUBERT FRANCIS W	JOUBERT MICHELLE C	17 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	14845	70
030.0-0000-0025.0	2 VILLAGE LANE	MAROTTA ANTHONY M	MAROTTA EMILY S	2 VILLAGE LANE	N GRAFTON	MA	01536	57263	143
030.0-0000-0026.0	4 VILLAGE LANE	MOHAMMED ASIM	BUKHARI MEHVEEN	4 POND COURT	CHERRY VALLEY	MA	01611	57601	373
030.0-0000-0026.A	4 REAR VILLAGE LANE #REAR	CHIMENO NICHOLAS J TRUSTEE	MARYBETH REALTY TRUST	134 WEST SPRUCE STREET	MILFORD	MA	01757	22261	264
030.0-0000-0027.0	3 VILLAGE LANE	BABB LAWRENCE J	BABB MARTHA T	3 VILLAGE LANE	N GRAFTON	MA	01536	29733	121
030.0-0000-0028.0	1 VILLAGE LANE	SHRAYER ERIC A	SHRAYER, KAREN B	1 VILLAGE LANE	N GRAFTON	MA	01536	64279	240
030.0-0000-0029.0	11 STOCKWELL FARM ROAD	HEFFERNAN PATRICK J	HEFFERNAN KATHLEEN M	11 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	53952	314
030.0-0000-0210.0	21 MAGNOLIA LANE	JONES CHRISTOPHER B		21 MAGNOLIA LANE	N GRAFTON	MA	01536	39948	176
030.0-0000-0230.0	23 MAGNOLIA LANE	CACCIAPOUTI RICHARD J & JESSICA P	23 MAGNOLIA LANE REALTY TRUST	23 MAGNOLIA LANE	N GRAFTON	MA	01536	48601	32
030.0-0000-0250.0	25 MAGNOLIA LANE	LABOUNTY DENNIS, CLOUGH HARRY & MAGNOLIA FARMS ASSOCIATION TRUST		P.O. BOX 163	N GRAFTON	MA	01536	49791	386
030.0-0000-0270.0	27 MAGNOLIA LANE	OSIT SHARI		27 MAGNOLIA LANE	N GRAFTON	MA	01536	45480	96
039.0-0000-0003.0	124 NORTH STREET REAR	CIRCLE ASSETS LLC		291 MAIN STREET, SUITE 8	NORTHBOROUGH	MA	01532	53822	331
039.0-0000-0009.0	7 STOCKWELL FARM ROAD	DINOTA, FRANCESCA		7 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	63341	39

9/7/2021

73 Rear Old Westboro Road
Map 39 Lot 4.A


Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
030.0-0000-0027.0	3 VILLAGE LANE	BABB LAWRENCE J	BABB MARTHA T	3 VILLAGE LANE	N GRAFTON	MA	01536	29733	121
032.0-0000-0100.0		MASS TURNPIKE AUTH	MASS HIGHWAY DEP	128 NORTH STREET	BOSTON	MA	02109		
039.0-0000-0001.0	77 OLD WESTBORO ROAD	DONAHUE TODD D	DONAHUE AMY BETH	77 OLD WESTBORO ROAD	N GRAFTON	MA	01536	26685	3
039.0-0000-0002.0	75 OLD WESTBORO ROAD	SIMPSON JOHN E	SIMPSON CLAIRE B	75 OLD WESTBORO ROAD	N GRAFTON	MA	01536	4314	429
039.0-0000-0003.0	124 NORTH STREET REAR	CIRCLE ASSETS LLC		291 MAIN STREET, SUITE 8	NORTHBOROUGH	MA	01532	53822	331
039.0-0000-0004.A	73 REAR OLD WESTBORO ROAD #REAR	CIRCLE ASSETS LLC		291 MAIN STREET, SUITE 8	NORTHBOROUGH	MA	01532	58956	71
039.0-0000-0009.0	7 STOCKWELL FARM ROAD	DINOTA, FRANCESCA		7 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	63341	39
040.0-0000-0004.A	78 OLD WESTBORO ROAD	FRAUMENI ALFRED		354 MAIN STREET	WAKEFIELD	MA	01880	42275	355

124 North Street Rear
Map 39 Lot 3



Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
029.0-0000-0001.0	146 NORTH STREET	VULTER, ANDREA M		73 CARROLL ROAD	N GRAFTON	MA	01536	60233	324
029.0-0000-0002.0	140 NORTH STREET	COFFEY KEVIN D	COFFEY SANDRA L	74 SUMMER STREET EXT	WESTBOROUGH	MA	01581	57975	292
029.0-0000-0002.A	142 NORTH STREET	FITZGERALD JEAN M		17 HUTCHINS STREET	SHREWSBURY	MA	01545	54956	219
029.0-0000-0017.A	138 NORTH STREET	TERRY ROBERT M	TERRY LINDA M	138 NORTH STREET	GRAFTON	MA	01519	18906	152
029.0-0000-0017.B	136 NORTH STREET	HUTCHISON HOWARD B	HUTCHISON LILLIAN M	136 NORTH STREET	GRAFTON	MA	01519	6630	322
029.0-0000-0036.0	26 WESSON STREET	MICHALAK JR, MICHAEL K		26 WESSON STREET	N GRAFTON	MA	01536	62191	386
030.0-0000-0001.A	28 WESSON STREET	RENAUD DANIELLE K	WALKER TIMOTHY J JR	28 WESSON STREET	N GRAFTON	MA	01536	46064	137
030.0-0000-0001.B	30 WESSON STREET	SCENTI NICHOLAS & CATHERINE E	SCENTI JOHN	30 WESSON STREET	N GRAFTON	MA	01536	60884	114
030.0-0000-0001.C	32 WESSON STREET	BOE LANCE R TRUSTEE	LANCE R BOE REVOCABLE TRUST	32 WESSON STREET	N GRAFTON	MA	01536	62195	80
030.0-0000-0016.0	16 MAGNOLIA LANE	CUMMINGS, NICHOLAS	CUMMINGS, ERIN	16 MAGNOLIA LANE	N GRAFTON	MA	01536	65764	166
030.0-0000-0026.0	4 VILLAGE LANE	MOHAMMED ASIM	BUKHARI MEHVEEN	4 POND COURT	CHERRY VALLEY	MA	01611	57601	373
030.0-0000-0026.A	4 REAR VILLAGE LANE #REAR	CHIMENO NICHOLAS J TRUSTEE	MARYBETH REALTY TRUST	134 WEST SPRUCE STREET	MILFORD	MA	01757	22261	264
030.0-0000-0027.0	3 VILLAGE LANE	BABB LAWRENCE J	BABB MARTHA T	3 VILLAGE LANE	N GRAFTON	MA	01536	29733	121
030.0-0000-0031.0	31 MAGNOLIA LANE	RUSH THOMAS A II	RUSH MICHELE L	31 MAGNOLIA LANE	N GRAFTON	MA	01536	48176	300
030.0-0000-0033.0	33 MAGNOLIA LANE	DIPAOLI JR JAMES G & CHRISTINA TRUSTEES	THE JAMES AND CHRISTINA DIPAOLI LIVING TRUST	33 MAGNOLIA LANE	N GRAFTON	MA	01536	64046	23
030.0-0000-0041.0	41 MAGNOLIA LANE	ERNENWEIN, MONICA BEVERLEY		43 MAGNOLIA LANE	N GRAFTON	MA	01536	60614	325
030.0-0000-0045.0	45 MAGNOLIA LANE	LABOUNTY DENNIS, CLOUGH HARRY &	MAGNOLIA FARMS ASSOCIATION TRUST	P.O. BOX 163	N GRAFTON	MA	01536	49791	386
030.0-0000-0053.0	45 MAGNOLIA LANE REAR	LABOUNTY DENNIS, CLOUGH HARRY &	MAGNOLIA FARMS ASSOCIATION TRUST	P.O. BOX 163	N GRAFTON	MA	01536	49791	386
030.0-0000-0210.0	21 MAGNOLIA LANE	JONES CHRISTOPHER B		21 MAGNOLIA LANE	N GRAFTON	MA	01536	39948	176
030.0-0000-0230.0	23 MAGNOLIA LANE	CACCIAPOUTI RICHARD J & JESSICA P	23 MAGNOLIA LANE REALTY TRUST	23 MAGNOLIA LANE	N GRAFTON	MA	01536	48601	32
030.0-0000-0250.0	25 MAGNOLIA LANE	LABOUNTY DENNIS, CLOUGH HARRY &	MAGNOLIA FARMS ASSOCIATION TRUST	P.O. BOX 163	N GRAFTON	MA	01536	49791	386
030.0-0000-0270.0	27 MAGNOLIA LANE	OSIT SHARI		27 MAGNOLIA LANE	N GRAFTON	MA	01536	45480	96
030.0-0000-0290.0	29 MAGNOLIA LANE	SETHI, NISHANT	SETH, PRIYANKA	29 MAGNOLIA LANE	N GRAFTON	MA	01536	60823	342
038.0-0000-0001.0	124 NORTH STREET	BAULIEU, LINDSAY D	SMITH, TYLER M	124 NORTH STREET	GRAFTON	MA	01519	64611	5
038.0-0000-0004.0	116 REAR NORTH STREET #REAR	BABOWITCH, JOSEPH		29 WATERVILLE STREET	N GRAFTON	MA	01536	59831	128
038.0-0000-0012.A	125 NORTH STREET	DUSSAULT MICHAEL	DUSSAULT DAWN	125 NORTH STREET	GRAFTON	MA	01519	30573	41
038.0-0000-0012.B	127 NORTH STREET	PADENI JOSEPH L JR	PADENI BARBARA A	127 NORTH STREET	GRAFTON	MA	01519	5511	108
038.0-0000-0059.0	132 NORTH STREET	TORTESON ROBERT J	TORTESON TRACY E	132 NORTH STREET	GRAFTON	MA	01519	49699	215
038.0-0000-0060.0	130 NORTH STREET	DAVIS AUDREY J	DAVIS MARQUIS H	130 NORTH STREET	GRAFTON	MA	01519	17788	111
038.0-0000-0061.0	128 NORTH STREET	MAYEENUDDIN JENNIFER L		128 NORTH STREET	GRAFTON	MA	01519	43103	296
038.0-0000-0062.0	126 NORTH STREET	DARLING PATRICIA		126 NORTH STREET	GRAFTON	MA	01519	44765	64
039.0-0000-0002.0	75 OLD WESTBORO ROAD	SIMPSON JOHN E	SIMPSON CLAIRE B	75 OLD WESTBORO ROAD	N GRAFTON	MA	01536	4314	429
039.0-0000-0003.0	124 NORTH STREET REAR	CIRCLE ASSETS LLC		291 MAIN STREET, SUITE 8	NORTHBOROUGH	MA	01532	53822	331
039.0-0000-0004.A	73 REAR OLD WESTBORO ROAD #REAR	CIRCLE ASSETS LLC		291 MAIN STREET, SUITE 8	NORTHBOROUGH	MA	01532	58956	71
039.0-0000-0009.0	7 STOCKWELL FARM ROAD	DINOTA, FRANCESCA		7 STOCKWELL FARM ROAD	N GRAFTON	MA	01536	63341	39
032.0-0000-0100.0		MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		

PROJECT DESCRIPTION / NARRATIVE

North Street Preliminary Subdivision
off Magnolia Lane
Grafton, MA

Prepared by:
Connorstone Engineering, Inc.
August 10, 2021

Overview of Project and Site

The proposed Subdivision is Conventional Subdivision located in Grafton, MA with frontage on North Street (near I-90) and access from Magnolia Lane.

This project comprises several parcels of land totaling 73.2 acres (plus easement areas):

- Assessors Map 30, Parcel 26A – Land-locked parcel near magnolia Lane
- Assessors Map 30, Parcel 3 – Large backland parcel with frontage on North St.
- Assessors Map 30, Parcel 4A – triangular parcel on I-90
- Roadway Easement over Assessors Map 30, Parcel 250 Off Magnolia Lane.

The site is currently wooded and undeveloped. Topography consists of sloping ground generally graded toward the central lower portions of the site. Wetlands exist on the site in these lower areas as bordering vegetated wetlands, intermittent streams, and isolated wetlands. The wetland delineation was performed by Three Oaks Environmental LLC.

The locus lies in the Residential R40 Zone - Single Family., which requires minimum 40,000 sq. ft. lots with 140 feet of frontage.

This project seeks to construct a conventional subdivision with 4 proposed residential lots. Overall land area to be developed under the current plan is 8.6 acres with the remaining land to be retained by the applicant. In order to develop the site in conformance with the conventional subdivision regulations, a 500 foot cul-de-sac would be constructed off of Magnolia Lane. A 50 foot wide Right of Way through one of the lots would allow for a future connection to the remaining and potential roadway extension. The proposed roadway connection at Magnolia Lane would be through the existing Roadway and Utility Easement designed as part of the original Magnolia Lane subdivision design. This location provides sufficient intersection and stopping sight distance in both directions. The roadway design would provide for a paved width of 26 feet and relatively flat grades ranging from 3% to 1%.

Utility infrastructure will include a connection to the Grafton Water District for potable water and fire protection, and a connection to the Grafton Municipal Sewer System. Private utilities will be installed underground. Stormwater infrastructure would include typical catch basin to manhole drainage collection system, and piped to a detention/treatment areas located on the downgradient portion of the site. The Stormwater Management System would be designed in compliance with MassDEP Standards.



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov

Preliminary Subdivision Plan
Off Magnolia Drive

NO WAIVERS REQUESTED.

PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

☐ A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

☐ (1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

☐ (2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

☐ (3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

☐ (4.) Proposed use(s) of the land;

[Click here to enter text.](#)

☐ (5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

☐ (6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

☐ (7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

☐ (8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

☐ (9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

☐ (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

☐ (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

☐ (12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

☐ (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

☐ (14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

[Click here to enter text.](#)

☐ (15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

[Click here to enter text.](#)

☐ (16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

[Click here to enter text.](#)

☐ (17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

[Click here to enter text.](#)

☐ (18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

☐ (19.) Parking and loading spaces;

[Click here to enter text.](#)

☐ (20.) Service areas and all facilities for screening;

[Click here to enter text.](#)

☐ (21.) Landscaping;

[Click here to enter text.](#)

☐ (22.) Lighting;

[Click here to enter text.](#)

☐ (23.) Proposed signs (business, traffic, etc.);

[Click here to enter text.](#)

☐ (24.) Sewage, refuse and other waste disposal;

[Click here to enter text.](#)

☐ (25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

☐ (26.) All structures and buildings associated with the proposed and existing use(s) on the property;

[Click here to enter text.](#)

☐ (27.) Exterior storage areas and fences;

[Click here to enter text.](#)

☐ (28.) Utilities and their exterior appurtenances (e.g., fire connections);

[Click here to enter text.](#)

☐ (29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

☐ (30.) Any existing vegetation;

[Click here to enter text.](#)

☐ Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

[Click here to enter text.](#)

☐ Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

☐ Written statements from the following:

[Click here to enter text.](#)

☐ (1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

☐ (2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

☐ Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)

List of Owners

1. Map 30, Parcel 26A
Marybeth Realty Trust
Book 22261, Page 264
2. Map 39, Parcels 3 & 4A
Circle Assets, LLC
Book 53822, Page 331
Book 58956, Page 71
Book 57980, Page 105
3. Map 30, Parcel 250
Magnolia Farms Association Trust
Dennis LaBounty, Harry Clough, Andrea Flaherty, Trustees
Book 49791, Page 386
**Easement rights over Map 30, Parcel 250, Deed Book 26065, Page 314.

See attached recorded deeds and easements



Bk: 58956 Pg: 71

Page: 1 of 4 06/15/2018 02:23 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/15/2018 02:23 PM
 Cit# 183300 02927 Doc# 00059396
 Fee: \$4.56 Cons: \$1,000.00

QUITCLAIM DEED

Property Address: Parcel A, Old Westboro Road, Grafton, MA 01519

We, Patricia K. Knowlton, Paul Knowlton and Kimberly Scofield, Trustees of the Knowlton Farms Nominee Trust, U/D/T dated December 23, 2004, recorded with the Worcester County Registry of Deeds in Book 55480, Page 243, See Trustee Certificate recorded herewith

For consideration paid, and in full consideration of ONE THOUSAND AND 00/100 DOLLARS (\$1,000.00) grant to Circle Assets, LLC, a Massachusetts limited liability company, having a principal place of business at 291 Main Street, Suite 8, Northborough, Massachusetts

With Quitclaim Covenants

All of my right, title and interest in Parcel A on a plan of land dated August 25, 2017 by Connorstone Engineering Inc., recorded with the Worcester District Registry of Deeds in Plan Book 920, Plan 124.

Parcel A contains 4.45 acres according to said plan and is a portion of the land unto certain tracts or of land situated in the Town of Grafton, comprising the estate or farm owned and occupied by Edward A. Estabrook in 1872, being described and set forth in a deed made to him by James Peacock, recorded in Book 880, Page 632 in the Worcester District Registry of Deeds.

Being a portion of the same premises conveyed to Marshall E. Knowlton and Iva E. Knowlton by deed of Leroy L. Knowlton and Rosalind W. Knowlton dated May 7, 1968 and recorded in Book 4847, Page 400.

The premises are being conveyed subject to and with the benefit of easements, rights, restrictions and agreements of record, insofar as the same may be in force and applicable, without reimposing same.

Grantor hereby releases any and all rights of homestead in and to the property to which he may be entitled under the laws of the Commonwealth of Massachusetts M.G.L. c. 188, Section 1 and states that no other person is entitled to any homestead rights in said property

Being a portion of the premises described in deed recorded with the Worcester District Registry of Deeds at Record Book 33540, Page 337.

64

Witness my hand and seal this 15th of JUNE, 2018.

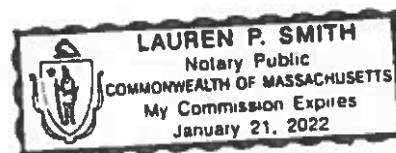
Patricia K. Knowlton
Patricia K. Knowlton, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of JUNE, 2018, before me, the undersigned notary public, personally appeared Patricia K. Knowlton, in her capacity as Trustee of the Knowlton Farms Nominee Trust, proved to me through satisfactory evidence of identification, which was MA DRIVERS LICENSE to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Lauren P. Smith
Notary Public:
My Commission Expires: 1/21/2022



Witness my hand and seal this 15th of JUNE, 2018.

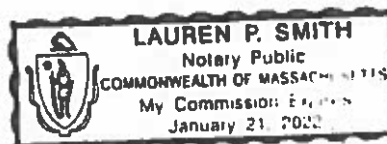
Paul Knowlton
Paul Knowlton, Trustee

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 15th day of JUNE, 2018, before me, the undersigned notary public, personally appeared Paul Knowlton, in his capacity as Trustee of the Knowlton Farms Nominee Trust, proved to me through satisfactory evidence of identification, which was MA DRIVERS LICENSE to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Lauren P. Smith
Notary Public:
My Commission Expires: 1/21/2022



Witness my hand and seal this 15th of JUNE, 2018.

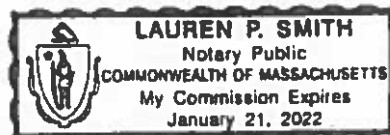
Kimberly Scofield
Kimberly Scofield, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of JUNE, 2018, before me, the undersigned notary public, personally appeared Kimberly Scofield, in her capacity as Trustee of the Knowlton Farms Nominee Trust, proved to me through satisfactory evidence of identification, which was MA DRIVERS LICENSE to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Lauren P. Smith
Notary Public:
My Commission Expires: 1/21/2022



ATTEST: WORC. Anthony J. Vigliotti, Register

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 52336
Document Type	: DEED
Recorded Date	: June 08, 2015
Recorded Time	: 11:59:52 AM
Recorded Book and Page	: 53822 / 331
Number of Pages(including cover sheet)	: 3
Receipt Number	: 867405
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/08/2015 11:59 AM
Ctr# 142098 13138 Doc# 00052336
Fee: \$.00 Cons: \$75,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

DEED

The Town of Grafton (Grantor), a municipal corporation duly organized and existing by law in the County of Worcester and Commonwealth of Massachusetts,

for good and valuable consideration of Seventy Five Thousand and 0/100 Dollars (\$75,000.00),

hereby grants to, Circle Assets, LLC, a Massachusetts limited liability corporation with an address of 291 Main Street, Suite 8, Northborough, Massachusetts (Grantee),

WITH QUITCLAIM COVENANTS,

The land in the northeasterly part of Grafton, bounded and described as follows:

EASTERLY by land formerly of Seth Stockwell, N.B. Crowe and Edward P. Estabrook;
SOUTHERLY by land formerly of said Estabrook and land formerly of J. Frank Donahue;
WESTERLY by the Farms District Road, so called;
NORTHERLY by land of the heirs of Cyrus R. Axtell, and land of Constant S. Morkis and Anna Morkis, now of formerly.

Excepting therefrom property taken by the Massachusetts Turnpike Authority recorded in Book 3658, Page 253, and Book 3715, Page 151. Said property to be conveyed after excepting the Turnpike Taking contains 36 acres of land, more or less.

Being that portion of the land conveyed by Charles C. Putnam to Clara M. Putnam, which lies easterly of the said Farms District Road; and being also the same premises conveyed to Constant S. Morkis and Anna Morkis, husband and wife, as tenants by the entirety by deed of John T. Reid dated November 15, 1927 and recorded with Worcester District Deeds, Book 2456, Page 304. See also deed of Anna Markis and Anthony Markis to John Markis and Lucinda Markis dated October 23, 1969 and recorded in the Worcester District Registry of Deeds in Book 4987, Page 416.

Also that land in Grafton southerly from Wesson Street and easterly from North Street, being the second parcel in said deed from Anthony Markis et al above referred to, excepting prior conveyances of record.

The above described premises is also described as Parcel ID: 39-0-3 of the Town of Grafton's Tax Assessor's records.

Said premises is conveyed subject to restrictions and easements of record if any there are in force and applicable.

For Grantor's title, see Tax Taking recorded at Book 45223, Page 321 and Final Judgment recorded at Book 53599, Page 55, with the Worcester County Registry of Deeds.

[SIGNATURE PAGE TO FOLLOW]

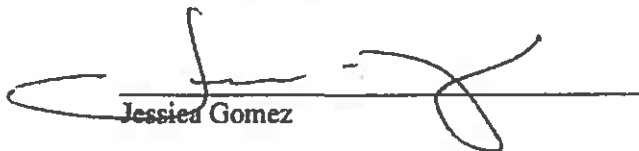
Locus: 124 R North Street (39-0-3), Grafton, Worcester County, Massachusetts

The officer executing this deed acknowledges receipt of the statement required by M.G.L. Chapter 60, §77B, and affirms the Town's compliance with M.G.L. Chapter 60, §77B and M.G.L. Chapter 44, §63A.

Being a conveyance from a municipal corporation incorporated under the laws of the Commonwealth of Massachusetts, this transaction is exempt from property tax stamps and assessments.

IN WITNESS WHEREOF, the said Town of Grafton has caused its corporate seal to be affixed hereto and these presents to be executed for and in its behalf by Jessica Gomez as Treasurer, duly authorized this 3rd day of June, 2015.

Town of Grafton,
By its Treasurer,


Jessica Gomez

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 3 day of June, 2015, before me, the undersigned notary public, personally appeared, Jessica Gomez, as Treasurer for the Town of Grafton proved to me through satisfactory evidence of identification which was driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public:

My Commission Expires: 3/21/19



ATTEST: WORC Anthony J. Vigliotti, Register

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 122284
Document Type : DEED
Recorded Date : November 01, 2017
Recorded Time : 01:26:59 PM

Recorded Book and Page : 57980 / 105
Number of Pages(including cover sheet) : 3
Receipt Number : 1037787
Recording Fee (including excise) : \$216.20

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/01/2017 01:26 PM
Ctri# 175498 23619 Doc# 00122284
Fee: \$91.20 Cons: \$20,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

Property Address: 140 North Street, Grafton, MA

I, Brianna Fox F/K/A Brianna Gagnon, of 140 North St, Grafton, Massachusetts 01519, for consideration paid, and in full consideration of TWENTY THOUSAND AND 00/100 Dollars (U.S. \$20,000.00) grant to Circle Assets, LLC, with a principle place of business at 291 MAIN STREET, SUITE 8, Northborough, Massachusetts 01532 with *quitclaim covenants* the following property in Worcester County, Massachusetts.

With Quitclaim Covenants

The parcel of land located on the easterly side of North Street, in Grafton, in said Worcester County, and being a portion of the premises deeded by deed recorded with the Worcester District Registry of Deeds in Book 53063, Page 48.

Said parcel is referenced as "Parcel A" on a Plan by Odone Survey & Mapping, named "Plan of Land North Street, Grafton, MA", dated September 19, 2017.

Said plan was recorded on 10/3/2017 with the Worcester County Registry of Deeds in Plan Book 930, Plan 50.

Containing approximately 130,672 square feet of land, according to said plan.

Said Parcel A is not to be considered a separate building lot.

The premises are being conveyed subject to and with the benefit of easements, rights, restrictions and agreements of record, insofar as the same may be in force and applicable, without reimposing same.

Grantor hereby releases any and all rights of homestead in and to the property to which he may be entitled under the laws of the Commonwealth of Massachusetts M.G.L. c. 188, Section 1 and states that no other person is entitled to any homestead rights in said property

Being a portion of Grantors' title, see deed filed with the Worcester County Registry of Deeds at Record Book 53063, Page 48.

Witness my hand and seal this 27 of Oct, 2017.

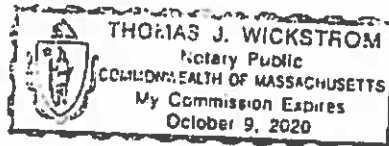
Brianna Fox
Brianna Fox ~~/~~ K/A Brianna Gagnon

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27th day of October, 2017, before me, the undersigned notary public, personally appeared Brianna Fox, proved to me through satisfactory evidence of identification, which was PNH-C-Card to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Thomas J. Wickstrom
Notary Public:
My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register



2012 00125567

Bk: 49791 Pg: 386

Page: 1 of 3 10/16/2012 11:54 AM WD

CONFIRMATORY DEED**

E. D. (I) MAGNOLIA, INC., a Massachusetts corporation (the "Grantor")
having a place of business at 145 Bank Street, Waterbury, CT 06702,

for consideration paid of less than One Hundred Dollars (\$100.00), hereby
Grants to

Dennis LaBounty, Harry Clough and Andrea Flaherty, Trustees of the Magnolia
Farms Association Trust u/d/t dated September 1, 2004 and recorded with the
Worcester District Registry of Deeds (the "Registry") at Book 34544, Page 358 (the
"Grantee") with an address at 16 Magnolia Lane, North Grafton, Massachusetts
01536,

with quitclaim covenants,

all of Grantor's right, title and interest in the land in Grafton, Worcester
County, Massachusetts known as Parcel A, Parcel B, Parcel C, Parcel E and Lot
34 all, as shown on a plan entitled "Definitive Subdivision Plan Magnolia Farms
Grafton, Mass.", prepared by Applewood Survey Co., 21 Green Street, Holliston,
Mass 01746, dated May 5, 2000, last revised March 5, 2001, recorded with the
Registry in Plan Book 766, Plan 85 (the "Plan").

Grantor hereby assigns to Grantee all of its rights and interests in that
certain Declaration of Drainage, Sewer and Landscaping Easements Magnolia
Farms Subdivision, North Grafton, Massachusetts dated February 8, 2005 and
recorded with the Registry at Book 35702, Page 233.

The premises are conveyed subject to and with the benefit of Decision of
the Grafton Planning Board for Major Residential Special Permit, MRSP 99-8,
conventional Development/Preliminary Plan Approval, "Magnolia Farms", dated
December 21, 1999, and recorded in Book 22228, Page 242.

2057349-3

M.R. B.O.K 4789, Page 199

Property Address: land on Magnolia Lane, Grafton

The premises are conveyed subject to and with the benefit of Sewer Extension Permit, Dept. of Environmental Protection #W015450, dated March 5, 2001.

Except for Grantor's 's quitclaim covenants, this conveyance is made without representation or warranty and in satisfaction of any and all obligations, if any, of the Grantor to the Grantee and its beneficiaries.

The premises are conveyed subject to and with the benefit of Grafton Water District, Approval of Service Application dated November 15, 2002.

For Grantor's title see Foreclosure Deed recorded with the Registry at Book 44583, Page 40.

This conveyance does constitute a sale or transfer in the ordinary course of the Grantor's business.

in Bk 4789, Page 199
**This confirmatory deed is being given to modify a deed from E. D. (I) MAGNOLIA, INC., a Massachusetts corporation to Joseph Campisi and John Marhefka, Trustees of the Magnolia Farms Association Trust u/d/t dated September 1, 2004 and recorded with the Worcester County Registry of Deeds (Southern) at Book 34544, Page 358, wherein the named Trustees are different from those currently serving as set forth in the Trustees Certificate recorded herewith.

EXECUTED under seal this 16 day of July, 2012.

E. D. (I) MAGNOLIA, INC.

By: [Signature]
Name: Scott A. Silway
Title: Vice President, Duly Authorized

By: [Signature]
Name: Gregory S. Madar
Title: Treasurer, Duly Authorized

STATE OF CONNECTICUT

New Haven, ss. Cheshire

On this 16 day of July, 2012, before me, the undersigned notary public, personally appeared Scott A. Silway, proved to me through satisfactory evidence of identification, which was personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Signature]
Official Signature and Seal of Notary
My Commission Expires:



CORINNE K. MANES
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 8-31-2015

(oral)

STATE OF CONNECTICUT

Hartford, ss. Farmington

On this 17th day of July, 2012, before me, the undersigned notary public, personally appeared Gregory S. Madar, proved to me through satisfactory evidence of identification, which was Gregory S. Madar to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Signature]
Official Signature and Seal of Notary
My Commission Expires:

(oral)

2057349-3



LAURA M. UNWIN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 09-30-16

ATTEST: WORC. Anthony J. Vigliotti, Register

9356

DEED

A.P. ETRE BUILDERS, INC., a Massachusetts business corporation with a principal place of business in Shrewsbury, Massachusetts, for consideration paid and in full consideration of One Thousand (\$ 1,000.00) Dollars, grants to

NICHOLAS J. CHIMENO, Trustee of Marybeth Realty Trust, under a Declaration of Trust dated January 21, 2000, and recorded in the Worcester District Registry of Deeds, as instrument no. 9355 of P.O. Box 307, Framingham, Massachusetts, 01701

with QUITCLAIM COVENANTS

All of its right, title and interest in and to a parcel of land with the appurtenances thereto belonging, located at the easterly end of Village Lane in Grafton, Massachusetts. The parcel is more particularly bounded and described as follows:

PARCEL B

The land with the appurtenances thereto belonging, shown as Parcel B on a plan entitled "Land in Grafton, Massachusetts, prepared for: A.P. Etre Builders, Inc." dated November 25, 1996, and recorded in Worcester District Registry of Deeds in Plan Book 745 as Plan 122 and described as follows:

BEGINNING at a drill hole at the corner of walls, which point is the southwesterly corner of the premises described;

THENCE N. 09° 26' 18" W., 234.21 feet along a stone wall by land of Nicholas J. Chimeno, Trustee, according to said plan;

THENCE N. 77° 10' 57" E., 180.83 feet along a stone wall to a point;

THENCE N. 75° 20' 17" E., 205.84 feet along a stone wall to a drill hole at the corner of walls;

THENCE S. 06° 08' 43" E., 211.19 along a stone wall feet to a point;

THENCE S. 01° 53' 44" W., 49.94 feet to a point;

THENCE S. 80° 10' 37" W., 152.26 feet partially by a stone wall to a drill hole in a stone wall;

THENCE S. 79° 48' 24" W., 211.32 feet along a stone wall to the point of beginning, the last four courses being by Lot 26 shown on plan recorded with said Registry in Plan Book 582, Plan 106.

Return:

FAIMAN & DeANGELIS
300 Worcester Rd.
P.O. Box 2526
Framingham, MA 01703-2526

Village Lane, Grafton

00 JAN 26 PM 1:12

Containing 2.120 acres of land, according to said plan.

Being a portion of the land conveyed to the grantor by deed of Vera L. Burke, dated March 19, 1976, and recorded in Worcester District of Deeds, Book 5917, Page 297.

Provided however that this conveyance specifically excludes any rights-of-way or easements over Lot 25 as shown on said plan of "Olde Grafton Village," or any rights-of-way or easements over other land of the grantor, by implication or otherwise.

This conveyance does not constitute a sale of all or substantially all of the assets of the corporation in Massachusetts.

IN WITNESS WHEREOF, A.P. Etre Builders, Inc. has caused this instrument to be executed and delivered in its name and on its behalf by Albert P. Etre, its President and Treasurer, thereunto duly authorized this 21st day of January, 2000.

A.P. Etre Builders, Inc.,

By Albert P. Etre
Albert P. Etre, President and Treasurer

33697
WORCESTER
DEEDS REG 20
WORCESTER
FLTC
01/26/00 1:01PM 01
000000 113482
CASH \$4.56
CANCELLED

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 21, 2000

Then personally appeared the above named Albert P. Etre, President and Treasurer, and acknowledged the foregoing instrument to be the free act and deed of A.P. Etre Builders, Inc., before me,

Henry J. Lane
Henry J. Lane, Notary Public
My commission expires: Oct. 8, 2000

nal/3636a

Address of Premises: Village Lane, Grafton, Ma
* Address of Grantee: P.O. Box 307, Framingham, Ma 01704

ATTEST: WORC. Anthony J. Vigliotti, Register

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CONFIRMATORY

GRANT OF ROADWAY AND UTILITY EASEMENT

(CONFIRMS CURRENT PLAN REFERENCE)

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SUNROCK DEVELOPMENT CORPORATION, a Massachusetts corporation having its principal place of business at 74 West Central Street, Natick, Middlesex County, Massachusetts (hereinafter referred to as the "Grantor"), owner of Parcel E as shown on a plan entitled "Definitive Subdivision Plan 'Magnolia Farms' Prepared For: Sunrock Development Corp., Property Of: Sunrock Development Corp., Prepared By: Applewood Survey Co., Date: May 5, 2000, Last Revised: March 5, 2001", recorded in Plan Book 766, Plan 55 in the Worcester District Registry of Deeds (hereinafter referred to as the "Easement Area") in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto **NICHOLAS J. CHIMENO, Trustee of MARY ELISABETH TRUST**, under Declaration of Trust dated September 9, 1993 and recorded with Worcester District Registry of Deeds in Book 15574, Page 294, and **NICHOLAS J. CHIMENO, Trustee of the MARYBETH REALTY TRUST**, under Declaration of Trust dated January 31, 2000, with said District Deeds in Book 22261, Page 266, and his successors and assigns, owner of property to the south and southwest of the Subdivision described above, and more fully described in Deed dated September 13, 1993, and recorded with said District Deeds in Book 15574, Page 300, and Deed dated January 21, 2000, recorded with said District Deeds in Book 22261, Page 271 (hereinafter referred to as the "Grantee"), in common with the Town of Grafton, a Roadway and Utility Easement over Parcel E for the purpose of ingress and egress appurtenant to the Grantee's property adjacent to Parcel E and Grantee's installation of underground utilities, including sewer, water, drain, electricity and telecommunications and all other utilities located in Magnolia Lane.

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Zitas, Medoff & Raider
74 West Central Street
Post Office Box 148
Natick, Massachusetts 01760

This Roadway and Utility Easement shall be used for all purposes for which streets and ways are used in the Town of Grafton. This Easement is granted together with the right to construct, reconstruct, install, relocate, inspect, maintain, repair and/or replace a paved roadway, sewer pipes, water pipes, drain pipes, underground electrical and telecommunication lines and other related equipment and to enter upon and excavate, regrade, refill, pave and landscape the soil in the Easement Area and to enter upon the Easement Area for said purposes. All of said work shall be performed in accordance with the Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, as well as the Grafton Zoning By-Law.

No building or structure shall be erected, placed or maintained in the Easement Area by or on behalf of the Grantor or the Grantee. All work, including but not limited to tying into and extending the utilities to be constructed in Magnolia Lane shall be performed at the sole expense of the Grantee. All of said work shall be performed in the manner which preserves to the greatest extent possible the condition of the Easement Area to that existing prior to the commencement of the work. Any disturbance of existing pavement or landscaping, including trees, shrubs or grass, caused by the Grantee's work relating to the installation, repair or relocation of the roadway or utility lines shall be repaired or replaced at the sole cost of the Grantee.

The Grantee agrees to indemnify and hold harmless the Grantor and its successors and assigns and the Town of Grafton from and against all claims, causes of action, suits, damages and liabilities which may arise out of the Grantee's exercise of rights conferred by this Grant of Easement.

This Grant of Easement shall run with the land and shall be binding upon and inure to the benefit of the successors in interests of the Grantor and the Grantee.

This Grant is further subject to the terms and conditions of a Future Roadway Easement to be granted to the Town of Grafton over said Parcel E.

For Grantor's title see Deed of Redio Bartolini dated November 3, 2000 and recorded in Book 23176, Page 233 in the Worcester District Registry of Deeds.

EXECUTED as a seal instrument this 27 of February, 2002.

**SUNROCK DEVELOPMENT
CORPORATION**



David Zaitas, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 27, 2002

Then personally appeared the above-named David Zaitas, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of Sunrock Development Corporation, before me


Notary Public
My commission expires: 12/27/2002